

**HISTORIC PRESERVATION BOARD
CITY OF FORT LAUDERDALE
MONDAY, JULY 2, 2012 - 5:00 P.M.
CITY HALL FIRST FLOOR COMMISSION CHAMBER
100 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative Attendance 6/2012 through 5/2013</u>	
		<u>Present</u>	<u>Absent</u>
Susan McClellan, Chair	P	2	0
Matthew DeFelice, Vice Chair	A	1	1
Brenda Flowers	P	2	0
Mary Jane Graff	P	2	0
Marie Harrison	P	2	0
Richard Heidelberger	A	1	1
David Kyner	P	2	0
Phillip Morgan	P	2	0
Richard Schulze	P	1	1
Gretchen Thompson	P	1	1

City Staff

Merrilyn Rathbun, Fort Lauderdale Historical Society, Consultant to HPB
Anthony Fajardo, Historic Preservation Board Liaison
Gail Jagessar, Board Liaison
Carrie Sarver, Assistant City Attorney
Barbara Hartmann, Prototype Inc.

Communication to the City Commission

Motion made by Mr. Schulze, seconded by Ms. Thompson to recommend the City Commission direct staff to proceed with historic designation of properties known as the Bryan Homes (aka the River House Restaurant/the Chart House). In a voice vote, motion passed unanimously.

Motion made by Ms. Graff, seconded by Mr. Schulze to recommend the City Commission direct staff to proceed with historic designation of all other properties in the H1 district. In a voice vote, motion passed unanimously.

Motion made by Mr. Schulze, seconded by Mr. Kyner to recommend the City Commission designate the Bryan Homes and the Chart House and the surrounding properties as historic and direct staff to do the research necessary, as soon as the application was submitted. In a voice vote, motion passed unanimously.

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Call to Order

Chair McClellan called the meeting of the Historic Preservation Board to order at 5:00 p.m. Roll was called and it was determined a quorum was present.

All members of the public wishing to address the Board on any item were sworn in.

Approval of Minutes of June 2012 Meetings

Ms. Flowers noted a change to the minutes.

Motion made by Mr. Schulze, seconded by Ms. Harrison, to approve the minutes of the Board's June 2012 meeting as amended. In a voice vote, motion passed unanimously.

Item 1

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	11H12SB	BD02851
	n/a	
	Lawrence Johnson/Russell Johnson	
	1001 SW 4 th Street	
	WAVERLY PLACE, P.B. 2, P. 19, of the Public Records of Miami-Dade County, Florida., LOT1,2,3, BLK107,	
	Residence	
	Residence	
	1. Certificate of Appropriateness for the demolition of a one story structure.	

Mr. Fajardo stated the applicant had requested a 30-day deferral.

Motion made by Ms. Graff, seconded by Ms. Flowers to defer the item for 30 days. In a voice vote, motion passed unanimously.

Russell Johnson, owner, explained they did not plan to demolish the building. Mr.

Fajardo said the owner would need to return to the Board with changes to the approved plans.

Ms. Sarver arrived at 5:07.

Item 2

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	12H12	BD2801
	Ana Boza	
	Ana Boza	
	1118 W. Las Olas Blvd.	
	Southeast corner of West Las Olas Blvd. and SW 12 th Avenue	
	WAVERLY PLACE, P.B. 2, P. 19, of the Public Records of Miami-Dade County, Florida. BLOCK 108, LOTS 13 & 14.,	
	Residence	
	Residence	
	Sec. 47-24.11.C.3.c.i.	
	1. Certificate of Appropriateness for Alteration; install a new 8'x10" Aluminum utility shed on existing concrete slab.	

Property Background:

Ms. Rathbun stated there were two one-story wood frame vernacular cottages on this lot in the SBHD. Both cottages had compound plans, gable roofs with wide overhangs and shiplap siding. Both houses were shown on the 1928 City of Fort Lauderdale Sanborn Fire Insurance Map and were considered contributing in the SBHD.

Description of Proposed Site Plan:

Ms. Rathbun said the applicant was requesting a COA for the installation of a manufactured 8' x 10" aluminum utility shed on an existing concrete pad at the rear of the property at 1118 W. Las Olas Boulevard. The new shed was a replacement for an earlier structure that was located on the existing foundation pad. The new structure would be appropriately located at the rear of the lot. In its position between the two houses the earlier shed was clearly visible from the street.

Criteria for Certificate of Appropriateness:

Pursuant to ULDR Section 47-24.11.C.3.c.i, in approving or denying applications for certificates of appropriateness for alterations, new construction, demolition or relocation, the HPB shall use the following general criteria:

ULDR Section 47-24.11.C.3.c.i

- a) The effect of the proposed work on the landmark or the property upon which such work is to be done;

Consultant Response: The proposed shed is an obviously modern structure that is visible from the street. The shed should be screened in some fashion, possibly by landscaping, to minimize the impact on the historic structures and the district.

- b) The relationship between such work and other structures on the landmark site or other property in the historic district;

Consultant Response: The metal structure is not visually compatible with the historic structures.

- f) Whether the plans comply with the "United States Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

Consultant Response: New work must protect the integrity of the historic resource:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In addition, pursuant to ULDR Section 47-17.7.A, the Sailboat Bend Historic District material and design guidelines shall be read in conjunction with the existing guidelines provided in this section and shall be utilized as additional criteria for the consideration of an application for a certificate of appropriateness for new construction, alterations, relocation, and demolition.

In addition to the General Criteria for obtaining a COA, as outlined above, pursuant to ULDR Section 47-17.7.A, the Board must consider the following material and design guidelines to identify existing features of a structure which conform to the guidelines and determine the feasibility of alternatives to the demolition of a structure:

ULDR Section 47-17.7.B

1. Outbuildings.

a. Materials and finish.

- i. Stucco: float finish, smooth or coarse, machine spray, dashed or troweled.
- ii. Wood: clapboard, three and one-half (3 1/2) inches to seven (7) inches to the weather; shingles, seven (7) inches to the weather; board and batten, eight (8) inches to twelve (12) inches; shiplap siding smooth face, four (4) inches to eight (8) inches to the weather.
- iii. Masonry: coral, keystone or split face block; truncated or stacked bond block

Consultant Response: Manufactured metal outbuildings are not addressed by the Materials and Design Guidelines

Request No. 2 - COA for Alterations:

The applicant is requesting a certificate of appropriateness for alterations to an historic property

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.ii, the Board must consider the following additional criteria specific to alterations, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; alterations. In approving or denying applications for certificates of appropriateness for alterations, the board shall also consider whether and the extent to which the following additional guidelines, which are based on the United States Secretary of the Interior's Standards for Rehabilitation, will be met."

ULDR Section 47-24.11.C.3.c.ii

- a) Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose;

Consultant Response: Unless some sort of screening is used, the shed, which is visible from the public street, introduces a visually incompatible element into the historic site.

Request No. 3 - COA for New Construction:

The applicant is requesting a certificate of appropriateness for new construction of ...

In addition to the General Criteria for obtaining a COA and the Material and Design Guidelines, as previously outlined, pursuant to ULDR Section 47-24.11.C.3.c.iii, the Board must consider the following additional criteria specific to new construction, taking into account the analysis of the materials and design guidelines above:

"Additional guidelines; new construction. Review of new construction and alterations to designated buildings and structures shall be limited to exterior features of the structure, except for designated interior portions. In approving or denying applications for certificates of appropriateness for new construction, the board shall also use the following additional guidelines. Where new construction is required to be visually related to or compatible with adjacent buildings, adjacent buildings shall mean buildings which exhibit the character and features of designated or identified historic structures on the site or in the designated historic district where the site is located."

ULDR Section 47-24.11.C.3.c.iii

- a) The height of the proposed building shall be visually compatible with adjacent buildings.

- b) The relationship of the width of the building to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.
- c) The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings and places to which the building is visually related.
- d) The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings and places to which it is visually related.
- e) The relationship of a building to open space between it and adjoining buildings shall be visually compatible to the buildings and places to which it is visually related.
- f) The relationship of the materials, texture and color of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
- g) The roof and shape of a building shall be visually compatible with the buildings to which it is visually related.
- i) The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings and places to which it is visually related.
- j) A building shall be visually compatible with the buildings and places to which it is visually related in its directional character, whether this be vertical character, horizontal character or non-directional character.

Consultant Response: The manufactured shed is not visually compatible with the adjacent historic buildings applies to criteria a thru g and i and j.

Summary Conclusion:

Ms. Rathbun stated the applicant had appropriately sited the new shed at the rear of the property, but the shed would be visible from the street unless screened from the public view in some fashion.

Daniel Geoghegan, the owner's son, explained to Mr. Schulze that the proposed shed would be oriented with the door facing east. He said his mother would be willing to build a more aesthetically appropriate shed that would face Las Olas. Mr. Schulze recommended that shrubbery be planted on the north and west sides of the shed that were visible from the street. He also wanted the existing shrubbery around the house to be cut back. Mr. Geoghegan remarked that his mother lived alone and appreciated the privacy the landscaping offered.

Mr. Geoghegan informed Ms. Graff that they would build a wood shed. Mr. Fajardo said this would require design drawings and approvals.

Ms. Flowers said she would rather see a shed that was more compatible with the historic district that to camouflage the metal shed with landscaping.

Chair McClellan opened the public hearing portion of the meeting.

Dave Baber, Sailboat Bend Civic Association, felt this was an opportunity to "test drive" the new design guidelines. He said the Civic Association was willing to work with the owner. Mr. Baber recommended the structure include the following features:

- Wooden structure
- Door facing the same direction as previous shed
- Design to resemble a garage, perhaps with double-swing doors
- Compatible siding, clapboard or novelty
- Overhangs with exposed rafter ends
- Windows

Mr. Baber said the Civic Association could meet prior to the HPB's next meeting to craft something.

There being no other members of the public wishing to address the Board on this matter, Chair McClellan closed the public hearing and brought the discussion back to the Board.

Motion made by Ms. Flowers, seconded by Mr. Morgan, to defer this item to allow the applicant to redesign the project to be more compatible with the guidelines. In a voice vote, motion passed unanimously.

Mr. Fajardo agreed to contact the applicant to discuss what should be done to move forward.

Item 3

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Case	1H11
Applicant	Dan Robertson
Owner	Dr. David Kyner and Richard Bray
Address	416 SW 11 th Avenue (Palm Avenue)
General Location	Southeast corner of SW 11 th Avenue and Waverly Road
Legal Description	Waverly Place, Block 101, the west 30' of Lot 7 and all of Lot 8. PB 2, P19.
Existing Use	Residence
Proposed Use	Residence
Applicable ULDR Sections	
Request(s)	<ul style="list-style-type: none">• Ad Valorem Tax Application

Mr. Kyner abstained due to conflict - notice filed as required.

Dan Robertson, architect, requested the Board make a recommendation for the ad valorem tax deduction. He described an addition planned for the property that had already been approved.

Mr. Robertson stated the house was designed by J.M. Peterman in 1936 and had several modifications over the years. He remarked that Mr. Peterman was the first architect to open an office in Fort Lauderdale in 1923. He designed the 1937 Broward County Courthouse, the 1938 Fort Lauderdale Yacht Club, the Widling House in the historic district and several other buildings. His most important early commission in Fort Lauderdale was the for the Southside, Westside and Old Dillard schools in 1923 and 1924.

Mr. Robertson described the building's features:

- The open patio [later enclosed] on the south façade
- The casement windows and low-pitched roof on the west façade which was ornamented with tongue-in-groove wood cladding and decorative wood rafter-ends
- The kitchen porch and one-room extension with the gabled roof on the north façade
- The gable roof on the east façade
- The original casement windows
- Terra cotta block walls with stucco with tongue-in-groove cladding under roof line
- Multi-panel Spanish style front door
- Metal roofing shaped like a barrel tile roof

Mr. Robertson remarked that the addition would not affect any of the features.

Chair McClellan opened the public hearing portion of the meeting.

Dave Baber, Sailboat Bend Civic Association, said the Historic Preservation Committee had reviewed the application with the owner to clarify issues. He said the owner was also applying for County ad valorem tax exemption, and this required approval from the City as a Certified Local Government (CLG).

Mr. Schulze asked about the roof and Mr. Robertson explained that the existing roof must be replaced and the owner would use the same roofing for the replacement and the new roof.

There being no other members of the public wishing to address the Board on this matter, Chair McClellan closed the public hearing and brought the discussion back to the Board.

Motion made by Mr. Schulze, seconded by Ms. Harrison, to find the proposed restoration and construction will meet the guidelines for historic preservation and to approve moving forward with the ad valorem tax exemption process. In a voice vote, motion passed unanimously.

2. Old Business

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No discussion.

3. For the Good of the City

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Chair McClellan distributed a copy of a Request for Letters of Interest (RLI) sent out by the City regarding the Bryan Homes redevelopment. She was concerned that historic district properties would be lost because this RLI stated the structures could be demolished. She wanted to launch an effort to designate properties in the district in order to save them. Ms. Sarver pointed out that any demolition request would need to be presented to the HPB.

Chair McClellan said the City Attorney's Office had stated that "things that are in [historic] districts...because they're not individually designated...they can be destroyed." Ms. Sarver said the City was not advocating that position. She reminded the Board that any building in an historic district must go through the application process at the HPB. Any applicant who disagreed with the HPB's determination could appeal to the City Commission, who could override the HPB's decision.

Ms. Sarver suggested that staff could communicate with any respondents to clarify the intent of the RLI language that referred to the historic nature of the property and the attendant requirements.

Motion made by Mr. Schulze, seconded by Ms. Thompson to recommend the City Commission direct staff to proceed with historic designation of properties in the Bryan Homes area and the River House Restaurant and the Chart House. In a voice vote, motion passed unanimously.

Motion made by Ms. Graff, seconded by Mr. Schulze to recommend to the City Commission direct staff to proceed with historic designation of all other properties in the H1 district. In a voice vote, motion passed unanimously.

New Historic Ordinance

Mr. Fajardo said in May, the City Commission had recommended staff and the working group get together to resolve some issues staff had brought up. He reported they were meeting on Fridays over the summer to accomplish this.

Additional Discussion of Bryan Homes

Mr. Schulze asked if the new connection/addition at the Bryan Homes would be included in the designation. Mr. Fajardo said this would be decided when the application was submitted and reviewed.

Mr. Baber said it was critical to designate these properties immediately. He recalled that the City Attorney had informed the City Commission that they could not deny the Shippey House demolition request because the property was not individually designated. He suggested the Board rephrase their previous motion to pursue designation as soon as an application was completed.

Mr. Baber said this historic district was included in the Sailboat Bend Civic Association's oversight boundaries and they had expressed their concern about the RLI language regarding demolition. He remarked that these were the second and third oldest buildings in Fort Lauderdale and they must be protected at any expense.

Motion made by Mr. Schulze, seconded by Ms. Graff to recommend the City Commission designate the Bryan Home properties historic and direct staff to perform the research necessary to make that happen, or to act as soon as an application was submitted.

Ms. Harrison asked if any black sections of the City had been declared historic districts and Ms. Sarver stated none had, but individual buildings anywhere in the City could be designated. Mr. Baber remarked that residents of a neighborhood could work to designate an area as an historic district.

Ms. Rathbun said she and Ms. Morillo had driven around the northwest area of the City and identified buildings of historic significance. Mr. Fajardo agreed to explain the application process to Ms. Harrison. Ms. Sarver advised the original motion could be amended to have staff "concentrate specifically on the northwest and stress the importance of that, in all areas of the City, but in particular, to try to further that area of the City..." Mr. Schulze felt another motion would be required.

Ms. Flowers asked for a copy of the list Ms. Rathbun spoke about and Ms. Rathbun agreed to provide it to Board members. Ms. Thompson suggested Ms. Harrison ask the African American Research Library for assistance.

Mr. Schulze wanted to amend his motion to indicate that the connecting structure at the Bryan Homes be designated as non-contributing so it could be removed by the City, if desired. Chair McClellan felt this determination should be made during the application process. Mr. Fajardo agreed that the HPB could decide this during the designation process. Mr. Schulze decided not to modify his motion. Mr. Kyner suggested designating the entire Bryan Homes site historic. Mr. Schulze amended his motion to include the building sites for both properties.

Mr. Schulze clarified his previous motion:

Motion made by Mr. Schulze, seconded by Mr. Kyner to recommend the City Commission designate the Bryan Homes and the Chart House and the surrounding

properties as historic and direct staff to do the research necessary, as soon as the application was submitted. In a voice vote, motion passed unanimously.

4. Communication to the City Commission

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Discussed earlier.

Motion made by Mr. Schulze, seconded by Mr. Kyner to recommend the City Commission designate the Bryan Homes and the Chart House and the surrounding properties as historic and direct staff to do the research necessary, as soon as the application was submitted. In a voice vote, motion passed unanimously.

Motion made by Ms. Graff, seconded by Mr. Schulze to recommend to the City Commission direct staff to proceed with historic designation of all other properties in the H1 district. In a voice vote, motion passed unanimously.

Adjournment

There being no further business to come before the Board, the meeting was adjourned 6:40.

Next Meeting

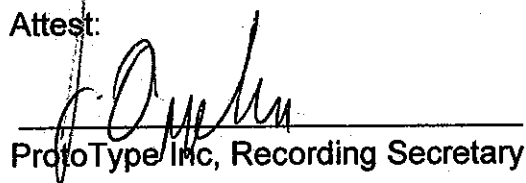
The Board's next regular meeting was scheduled for August 6, 2012.

Chairman,



Susan McClellan, Chair

Attest:


ProtoType Inc, Recording Secretary

The City of Fort Lauderdale maintains a Website for the Historic Preservation Board Meeting Agendas and Results: <http://ci.ftlaud.fl.us/documents/hpb/hpbagenda.htm>

Minutes prepared by: J. Oppert, ProtoType Inc.

